

ENROLLED ORDINANCE 159-88

AMEND THE TOWN OF VERNON DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF THE NE ¼ OF SECTION 18, T5N, R19E, TOWN OF VERNON, FROM THE A-5 MINI-FARM DISTRICT TO THE A-2 RURAL HOME DISTRICT (CZ-1551)

WHEREAS the subject matter of this Ordinance having been duly referred to and considered by the Waukesha County Park and Planning Commission, after Public Hearing, and the giving of requisite notice of said hearing, and a recommendation for approval thereon reported to the Land Use, Parks and Environmental Committee, and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.69 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Town of Vernon District Zoning Map of the Waukesha County Zoning Code, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on February 26, 1959, is hereby amended to conditionally rezone certain lands from the A-5 Mini-Farm District to the A-2 Rural Home District, located in part of the SE ¼ of the NE ¼ of Section 18, T5N, R19E, Town of Vernon, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use, and made a part of this Ordinance by reference (CZ-1551), subject to the following conditions:

1. A Certified Survey Map, similar to the Certified Survey Map approved by the Town of Vernon Plan Commission on October 25, 2004, dividing the subject property into two lots, must be recorded in the Waukesha County Register of Deeds office within one year of the effective date of the rezoning. Prior to recordation of the Certified Survey Map, it must be submitted to the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff for review and approval.
2. Professional Fees. Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval, due to a violation of these conditions. This condition is only enforceable by the Town of Vernon.
3. Payment of Charges. Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval. This condition is only

enforceable by the Town of Vernon.

4. A Declaration of Restrictions prohibiting the keeping of animals in any of the outbuildings and prohibiting the commercial use of any of the outbuildings must be recorded in the Waukesha County Register of Deed's office.
5. The proposed 9.68-acre lot may not be further divided until and unless the Waukesha County Development Plan and the Town of Vernon Land Use Plan are amended to permit a density of less than five (5) acres per dwelling unit.

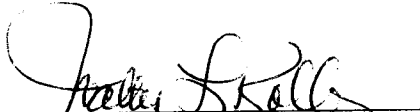
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Vernon.

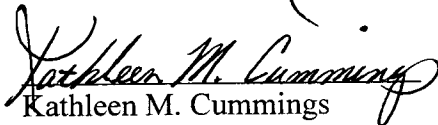
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

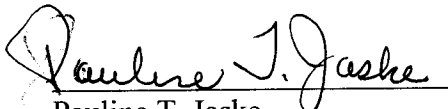
BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

AMEND THE TOWN OF VERNON DISTRICT ZONING MAP OF THE WAUKESHA
COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY
REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF THE NE ¼
OF SECTION 18, T5N, R19E, TOWN OF VERNON, FROM THE A-5 MINI-FARM
DISTRICT TO THE A-2 RURAL HOME DISTRICT (CZ-1551)

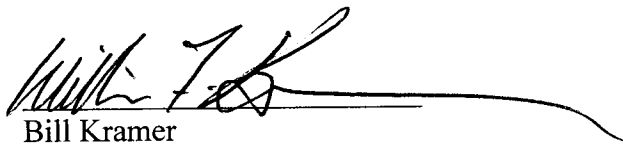
Presented by:
Land Use, Parks, and Environment Committee


Walter L. Kolb, Chair



Kathleen M. Cummings


Pauline T. Jaske

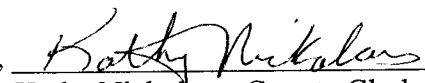

Scott J. Klein


Bill Kramer


Daniel Pavelko


Vera Stroud

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

Date: 1-14-05, 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, is hereby:

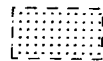
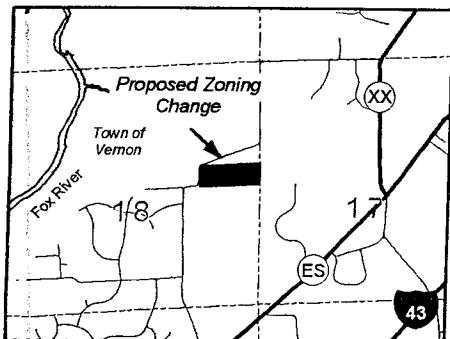
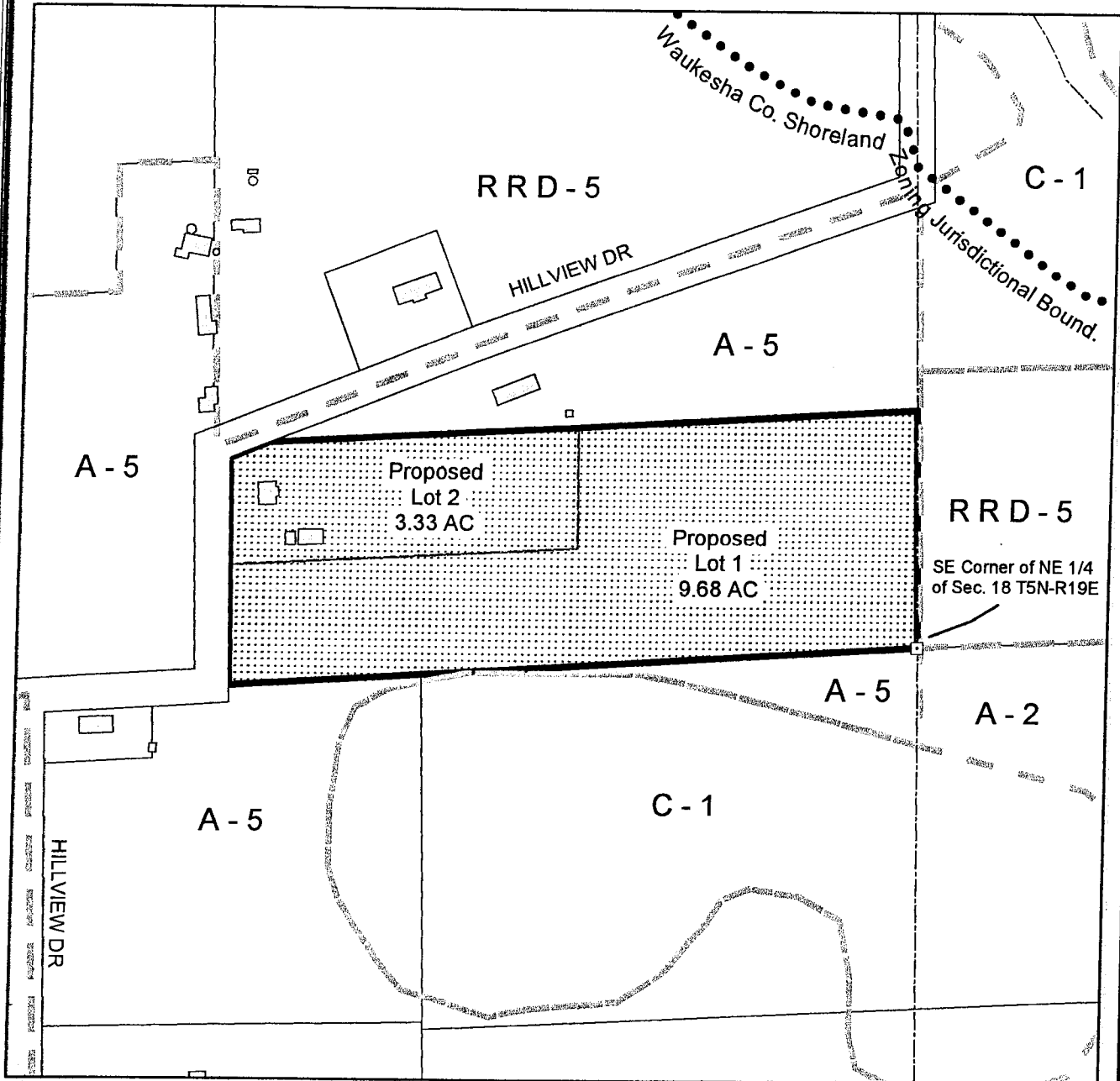
Approved: ✓

Vetoed: _____

Date: 1-14-05, 
Daniel M. Finley, County Executive

ZONING MAP AMENDMENT

PART OF THE NE 1/4 OF SECTION 18
TOWN OF VERNON



CONDITIONAL ZONING CHANGE FROM A-5 MINI-FARM
TO A-2 RURAL HOME (13.01 ACRES)

FILE.....CZ-1551

DATE.....12-02-04

AREA OF CHANGE.....13.01 ACRES

TAX KEY NUMBER.....VNT 2085.993



1 inch equals 300 feet



Prepared by the Waukesha County Department of Parks and Land Use

159-0-097

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-01/11/05

(ORD) NUMBER-1590097

1 K. HERRO.....
 2 D. STAMPA.....AYE
 3 J. MARCHESE.....AYE
 4 J. JESKEWITZ.....AYE
 5 P. HAUKOHL.....AYE
 6 K. HARENOA.....AYE
 7 J. MORRIS.....AYE
 8 D. SWAN.....AYE
 9 J. BEHREND.....AYE
 10 W. MITCHELL.....AYE
 11 W. KOLB.....AYE
 12 J. TORTOMASI.....AYE
 13 K. CUMMINGS.....AYE
 14 D. PAULSON.....AYE
 15 T. BULLERMANN.....AYE
 16 V. STROUD.....AYE
 17 D. PAVELKO.....AYE
 18 C. SEITZ.....

19 P. THELEN.....AYE
 20 H. CARLSON.....
 21 D. BEOMSCH.....AYE
 22 J. DWYER.....AYE
 23 S. WOLFE.....
 24 J. GRIFFIN.....AYE
 25 A. KALLIN.....AYE
 26 R. MANKS.....AYE
 27 R. MORRIS.....AYE
 28 M. KIPP.....
 29 G. BRUCE.....AYE
 30 R. KRAMER.....AYE
 31 S. KLEIN.....AYE
 32 P. JASKE.....AYE
 33 K. NELSON.....AYE
 34 P. GUNDRUM.....
 35 R. SINGERT.....AYE

TOTAL AYES-29

TOTAL NAYS-00

CARRIED_____

DEFERRED_____

UNANIMOUS X

TOTAL VOTES-29